

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: Tippecanoe County Bridge 32
Parcel: 6
Page: 1 of 2

THIS INDENTURE WITNESSETH, That **Jason A. Summers and Tobi Summers, husband and wife**, the Grantors of Tippecanoe County, State of Indiana, Convey and Warrant to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of Nine Thousand Five Hundred and No/100 Dollars (\$9,500.00) (of which said sum \$9,500.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns.

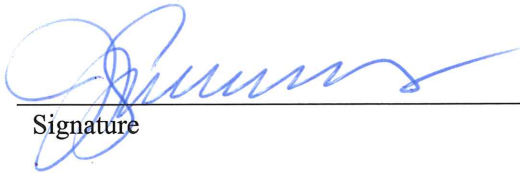
The Grantors assume and agree to pay the 2019 payable 2020 real estate taxes and assessments on the above described real estate, and for all tax liabilities that accrue prior to transfer of title to Grantee. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantors have executed this instrument this 07 day
of July, 2020.



Signature
Jason A. Summers, husband

Printed Name

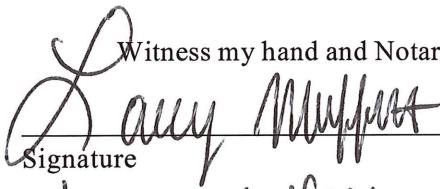


Signature
Tobi Summers, wife

Printed Name

STATE OF Indiana
COUNTY OF Tippecanoe SS:

Before me, a Notary Public in and for said State and County, personally appeared Jason A. Summers and Tobi Summers,
husband and wife, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid
to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 07 day of July, 2020.


Signature
Lacey Maffett

Printed Name

Commission Number 700598
My Commission expires 05-18-2025
I am a resident of Tippecanoe County.



Lacey Maffett, Notary Public
Commission Number: 700598
My Commission Expires: 05/18/2025
Residing in Tippecanoe County, IN

This instrument was prepared by Douglas J. Masson, Attorney at Law, from information provided by VS Engineering, Inc. Douglas J. Masson, 200 Ferry Street, Suite C, Lafayette, IN 47902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

EXHIBIT "A"

Project: Tippecanoe Co. Br. 32
Parcel: 6
Tax ID No: 79-12-04-200-006.000-012
Form:

SHEET 1 OF 1

CODE: N/A

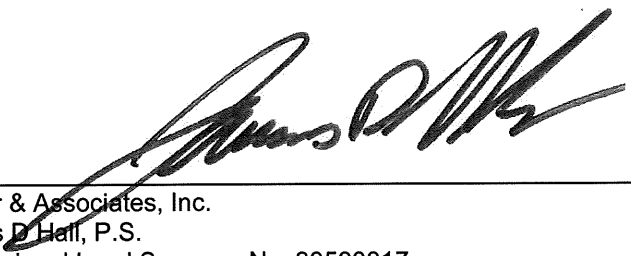
Parcel 6, Right-of-Way Description

A part of the north half of the north half of the northeast fractional quarter of Section Four (4), Township Twenty-two (22) North, Range Three (3) West, Sheffield Township, Tippecanoe County, Indiana, being a part of Jason A. and Tobi Summers property recorded in Document Number 201818012219, recorded on the 3rd of July, 2018 in the Office of the Recorder of Tippecanoe County, being more completely described as follows, to-wit:

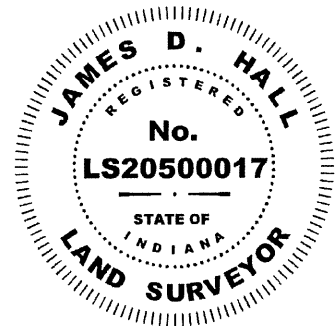
Commencing at the A1NB monument marking the Northeast corner of said northeast fractional quarter of Section Four (4), Township Twenty-two (22) North, Range Three (3) West, running thence South 89 degrees 335 minutes 21 seconds West, 1903.16 feet to the point of the beginning; thence South 00 degrees 24 minutes 39 seconds East, 26.07 feet; thence South 64 degrees 00 minutes 45 seconds West, 55.43 feet; thence parallel with the north line of said quarter section, South 89 degrees 35 minutes 21 seconds West, 550.00 feet; thence South 83 degrees 56 minutes 33 seconds West, 255.42 feet to a point on the West line of said Summers property; thence along said West line, North 00 degrees 07 minutes 22 seconds East, 75.00 feet to the Northwest corner of said property; thence along the North line thereof, North 89 degrees 32 minutes 24 seconds East, 153.49 feet to an A1NB monument marking the Southeast corner of the Southwest quarter of Section 33, Township 23 North, Range 3 West; thence North 89 degrees 35 minutes 21 seconds East 700.00 feet to the point of beginning, containing 1.039 acres more or less inclusive of the presently existing right-of-way which contains 0.782 acres more or less.

The portion of the above described real estate which is not already embraced within the apparent public right-of-way contains 0.257 acres, more or less.

This description was prepared for the Tippecanoe County Highway Department by the following:



Vester & Associates, Inc.
James D. Hall, P.S.
Professional Land Surveyor No. 20500017
State of Indiana

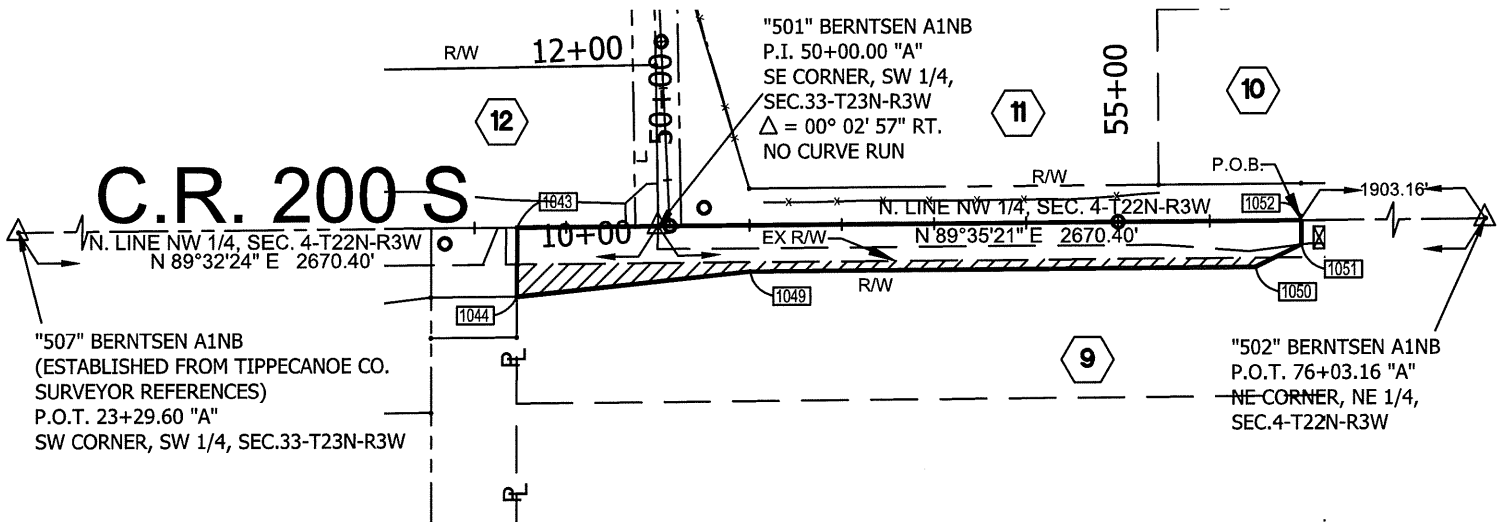


RIGHT-OF-WAY PARCEL PLAT

Prepared for Tippecanoe County Highway Department
by Vester & Associates, Inc..



0' 100' 200'
SCALE : 1" = 200'



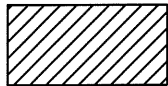
PARCEL: 6

OWNER: SUMMERS

DES NO: N/A

CODE: N/A

PROJECT: Tippecanoe Co. Br. 32

HATCHED AREA IS THE
APPROXIMATE TAKING

DRAWN BY: JDH

CHECKED BY: JDH /

COUNTY: TIPPECANOE

ROAD: C.R. 200 SOUTH

SECTION: 4

TOWNSHIP: T22N

RANGE: R3W

NOTE: DIMENSIONS SHOWN
ARE IN ENGLISH

INST No: 201818012219, DATED 04/3/2018

EX. R/W INST No. 0001376, DATED 01/19/2000

EX, R/W INST No. 02027496, DATED 09/04/2002

TAX ID No: 79-12-04-200-006.000-012

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS

EXHIBIT "B" (cont.)

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PARCEL COORDINATE CHART (shown in feet)

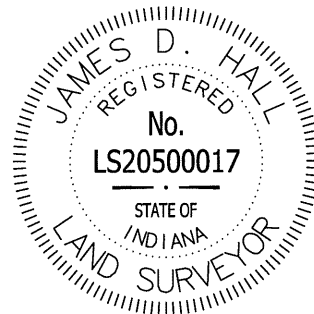
POINT	CENTERLINE	STATION	OFFSET	LT/RT	NORTHING	EASTING
1043	A	48+46.51	0.00'			
1044	A	48+46.51	75.00'	RT	1872353.9157	3042407.1980
1049	A	51+00	50.00'	RT	1872380.8692	3042661.1958
1050	A	56+50	50.00'	RT	1872384.8126	3043211.1817
1051	A	57+00	25.00'	RT	1872409.1013	3043261.0088
1052	A	57+00	0.00'	RT	1872435.1698	3043260.8219
501	(SEE LOCATION CONTROL ROUTE SURVEY PLAT)					
502						
507						

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 201919017757 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) compromise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").


 Vester & Associates, Inc.
 James D. Hall, P.S.
 Professional Land Surveyor No. 20500017
 State of Indiana



PARCEL: 6 OWNER: SUMMERS

DES NO: N/A

CODE: N/A

DRAWN BY: JDH

PROJECT: Tippecanoe Co. Br. 32

CHECKED BY: JDH /

COUNTY: TIPPECANOE

ROAD: C.R. 200 SOUTH

SECTION: 4

TOWNSHIP: T22N

RANGE: R3W

NOTE: DIMENSIONS SHOWN ARE IN ENGLISH

The above **Warranty Deed (Parcel 6 – Br#32 – Jason A and Tobi Summers)** approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this _____ day of _____, 2020.

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

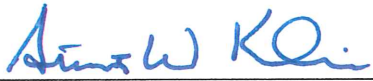
Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor

Billing address for the property taxes as follow:

GRANTEE

Tippecanoe County Board of Commissioners
20 North Third Street
Lafayette, IN 47901



Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department



Tracy A. Brown, President
Tippecanoe County Board of Commissioners

"This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required"

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

A handwritten signature in dark ink, appearing to read "Stewart W. Kline", is written over a horizontal line.

**Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404